

Notice of Application

Project Name: Kelkari

Application: August 25, 2022
Application Complete: August 30, 2022
Notice of Application: January 26, 2023

Notice of Application Public Comment Period:

January 27, 2023 – February 10, 2023
 (See Public Comment below for more information)

PROJECT INFORMATION

File Number(s): AAS22-00004

Project Description: A request for an administrative adjustment to the tree preservation methods in IMC 18.12.141(B)(1) to allow for some grading to occur within the dripline of up to 15 trees designated for retention. Without the requested adjustment, the trees would be removed.

Project Location: 1120 Prospect Ln SW (See Plan)

Size of Subject Area in Acres: 20.72 acres for Phases 2 and 3

Applicant: Kyle McAlonan, Intracorp Homes
 411 1st Ave South, Suite 650
 Seattle, WA 98104

Phone: (206) 728-6523

Email: kmcalonan@intracorphomes.com

Decision Maker: Community Planning & Development Department

Required City Permits: Site Work, Building, Mitigation, Landscaping

Required City Permits, Not Part of this Application: Site work, Building, Mitigation, Landscaping

Required Studies: Geo-technical

Existing Environmental Documents Relevant to this

Application: Draft EIS (March 1996), Final EIS (July 1996), SEPA DNS SEP16-00004 (December 2016), SEPA Environmental Checklist prepared September 16, 2016, and updated August 28, 2020.

REGULATORY INFORMATION

Zoning: MF-M - Multifamily Medium Density

Comprehensive Plan Designation: Multifamily Residential

Consistent with Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Issaquah Municipal Code; 1990 King County Surface Water Design Manual; 2014 Ecology Storm Water Management Manual for Western WA

PUBLIC COMMENT

The complete application is available for review at the City's website: issaquahwa.gov/development. Click on the parcel, then select "View Related Documents and Permits" to see the available submittals.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Community Planning & Development Department

P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

and the 2017 Issaquah Addendum; and, other regulatory instruments as may be determined by the City.

CITY CONTACT INFORMATION

Project Planner:	Daniel Martinez, Associate Planner	Development Services Department:	
Phone Number:	425-837-3124	Phone Number:	425-837-3100
E-Mail:	danielm@issaquahwa.gov	E-Mail:	cpd@issaquahwa.gov

***TRENCH vs. CLEARING LIMITS vs. TREE PROTECTION**

ADDITIONAL CLEARING LIMITS BEYOND TRENCH LIMITS FOR THE WATER INSTALLATION IS FOR THE PURPOSE OF PROVIDING ROOM FOR CONSTRUCTION EQUIPMENT. NO GRADING BEYOND THE TRENCH EXCAVATION WILL BE COMPLETED WITHIN TRACT G. TREE PROTECTION ALONG THE LIMITS OF DISTURBANCE SHALL BE INSTALLED AND MOVED ONLY DURING THOSE TIMES CONSTRUCTION EQUIPMENT WILL OCCUPY AREA. PRIOR TO EQUIPMENT ENTERING THE LIMITS OF DISTURBANCE OF RETAINED TREES A MINIMUM OF 12 INCHES OF WOOD CHIP MULCH COVERED WITH STEEL PLATES, OR AltumMats® (OR EQUIVALENT PRODUCT APPROVED BY THE PROJECT ARBORIST) MUST BE PLACED AS SOIL PROTECTION WITHIN THE LIMITS OF DISTURBANCE.

TREE PROTECTION FENCING WITHIN CLEARING LIMITS

TREE PROTECTION FENCING WITHIN AREAS OF CLEARING SHALL REMAIN IN PLACE UNTIL SUCH TIME CLEARING, GRADING, AND WALL CONSTRUCTION ARE TAKING PLACE.

Tree Exhibit

Trees unable to meet dripline or 15' requirement which are indicated on plan, 236, 694, 695, 696, 697, 707, 715, 721, 742, 758, 761, 789, 811, 817, 827, 828. Driplines outlined in red, and distances to disturbance measured.

PRIOR TO TANK CONSTRUCTION

DEEP PIT TEST REQUIRED: 1. CONTRACTOR REQUIRED TO COMPLETE A DEEP PIT TEST PRIOR TO TANK EXCAVATION TO DETERMINE LEVEL AND AMOUNT OF GROUNDWATER IN THE VICINITY OF THE DETENTION TANKS. 2. IF SIGNIFICANT GROUNDWATER SEEPAGE IS OBSERVED, AN ACTIVE Dewatering SYSTEM MAY BE REQUIRED FOR DETENTION TANK EXCAVATION.

CONTRACTOR TO INSTALL TEMPORARY WALL PRIOR TO DETENTION TANK EXCAVATION AND INSTALLATION. TEMPORARY WALL TO BE 2.5'x2.5' AND/OR 2.5'x1.25' ULTRA-BLOCK WALL, 6.25' MAX. HEIGHT WITH 1:6 BATTER. TEMPORARY WALL MUST BE CONSTRUCTED OUTSIDE THE WETLAND BUFFER. SEE SHEET C4.31 FOR DETAILS.

PERMANENT DETENTION TANKS SHALL BE UTILIZED FOR SEDIMENT RETENTION. SEE SHEET C4.31 FOR DETAILS. AREA COLLECTED = 1.65 AC. TILL-GRASS 10YR. 24HR PEAK FLOW = 0.77 CFS. SURFACE AREA REQUIRED = 1,602 SF. SURFACE AREA PROVIDED = 1,616 SF. BOTTOM ORIFICE OF CONTROL STRUCTURE SHALL BE PLUGGED UNTIL SITE IS STABILIZED.

SEE OFF-SITE STORM IMPROVEMENT SHEET C4.01

TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL SHEET C2.32 (TYP)

MONITORING LOCATION (MH 301)
DEEP PIT TEST LOCATION

TEMPORARY 12" PVC PIPE

ROCK-LINED SWALE (TYP) SEE DETAIL, SHEET C2.31

TREE PROTECTION FENCING (TYP) SEE DETAIL, SHEET C2.31

INTERCEPTOR DRAIN - INTERCEPTOR DRAIN TO BE INSTALLED AND CONNECTED TO ITS DISCHARGE POINT BEFORE ANY OTHER EARTHWORK OCCURS ON-SITE. INTERCEPTOR DRAIN TO BE INSTALLED USING TRENCH BOXES TO REDUCE EXCAVATION LIMITS UPHILL OF INTERCEPTOR DRAIN.

LEGEND

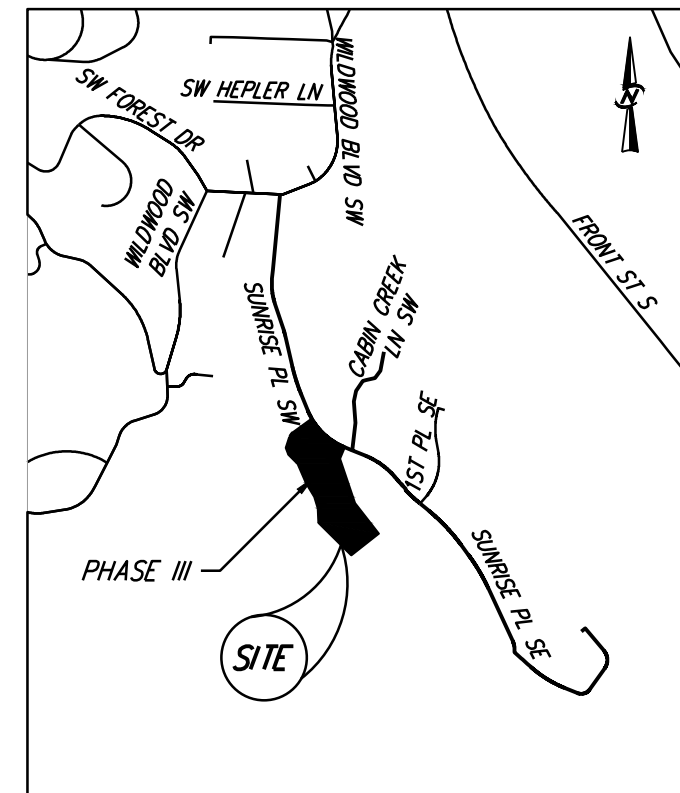
- 652 EXISTING 2' CONTOUR
- 650 EXISTING 10' CONTOUR
- 648 PROPOSED 2' CONTOUR
- 650 PROPOSED 10' CONTOUR
- CONSTRUCTION ACCESS
- LIMITS OF CLEARING
- SILT FENCE
- INTERCEPTOR SWALE
- FILTER FABRIC PROTECTION
- TEMPORARY CONSTRUCTION EASEMENT REQUIRED
- WETLAND
- CONSTRUCTION SEQUENCE NUMBERING
- TREE PROTECTION FENCING

SWPPP

THIS PLAN, SHEETS C2.31, C2.32, AND THE WRITTEN TESC REPORT AND SWPPP FOR CONSTRUCTION ACTIVITIES COMPRISE THE COMPLETE SWPPP.

TREE RETENTION

TREES SHOWN ON THIS PLAN TO BE RETAINED ARE THOSE TREES IN CLOSE PROXIMITY TO THE AREA OF DEVELOPMENT. SEE TREE RETENTION PLAN L000 BY OTHERS FOR DELINEATION OF ALL TREES TO BE RETAINED.



VICINITY MAP

SCALE: 1" = 1000'

BASIS OF BEARING

N67°47'47"W BETWEEN THE MONUMENTS FOUND IN PLACE ON THE CENTERLINE OF SUNRISE PLACE SW, PER REF. 1.

REFERENCES

1. KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88

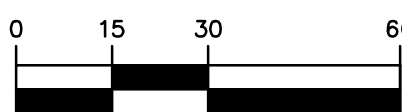
HORIZONTAL DATUM

NAVD 83 (91)

BENCHMARK

HELD PER GNSS OBSERVATIONS

SCALE: 1" = 30'



DATE	REVISIONS	NO.	DESCRIPTION
2/11/20	1	REVISION PER CITY COMPLETION REVIEW	
8/24/20	2	REVISION PER MINOR MODIFICATION	
12/16/20	3	REVISION PER CITY COMMENTS	
4/27/21	4	REVISION PER CITY COMMENTS	
8/27/21	5	REVISION PER CITY COMMENTS	

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
2/11/20	JAMES A. OLSEN, P.E.	DAVID S. VAUGHN	GINA R. BROOKS, P.E.	GINA R. BROOKS, P.E.

SHEET	OF
C2.01	41

PROJECT NUMBER
15061

EROSION AND SEDIMENTATION CONTROL PLAN
KELKARI TOWNHOMES PHASE III
KELKARI TWO DEVELOPMENT LLC

411 FIRST AVENUE SOUTH, SUITE 650
SEATTLE, WA 98104

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877